Granteel PETITION FOR ZONING VARIANCE JP NW 15 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2.C.4 to permit a minimum side yard setback of 5' instead 11W15 1 of the required 15', and to amend the Third Amended Final Development Plan of of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) PETITION FOR ZONING VARIANCE The house being built on Lot #3 on enclosed plat was supposed to be placed 10 feet left of its present location. The builders, Matson Homes, Inc. simple \(\subseteq \) 4th Election District RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER forgot to do this, leaving only 25 feet on the right side of the building. We are planning the addition of a 20 foot garage, and had the builder placed the W/S Woodelves Rd., approx. 190' S of C/L of Long Lake OF BALTIMORE COUNTY Dr. (12208 Woodelves Rd.) foundation in the correct position, we would have had no trouble staying within the prescrited county code for this subdivision of 15 feet from building to the 4th District property line. However, the foundation is set, and the garage addition will MATSON HOMES, INC., reach to within only 5 feet of the property line. : Case No. 86-361-A Petitioner West Side of Woodelves Road, approximately 190 feet of the Centerline Property is to be posted and advertised as prescribed by Zoning Regulations. of Long Lake Drive (12208 Woodelves Road) ::::::: I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. DATE AND TIME: Monday, March 24, 1986, at 10:00 a.m. ENTRY OF APPEARANCE PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Please enter the appearance of the People's Counsel in the above-Towson, Maryland I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property captioned matter. Notices should be sent of any hearing dates or other The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and which is the subject of this Petition. Regulations of Baltimore County, will hold a public hearing: proceedings in this matter and of the passage of any preliminary or Petition for Zoning Variance to permit a minimum side yard setback of Contract Purchaser: Legal Owner(s): 5 feet in lieu of the required 15 feet and to amend the Third Amended final Order. Matson Homes. Inc. Final Development Plan of Hunter's Glen Phyllis Cole Friedman 1 Ewing Drive People's Counsel for Baltimore County (Type or Print Name) Reisterstown, Maryland City and State Attorney for Petitioner Peter Max Zimmerman Deputy People's Counsel Being the property of Matson Homes, Inc. Room 223, Court House plan filed with the Zoning Office. Towson, Maryland 21204 494-2188 In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period Name, address and phone number of legal owner, con-I HEREBY CERTIFY that on this 3rd day of March, 1986, a copy for and cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. of the foregoing Entry of Appearance was mailed to Matson Homes, Inc., Neil Goldberg BY ORDER OF 2045 York Road, Timonium, MD 21093, Petitioner; and Mr. Neil Goldberg, Attorney's Telephone No.: ARNOLD JABLON 1 Ewing Dr. Reisterstown, Md. (301)526-6680 1 Ewing Dr., Reisterstown, MD 21136, Contract Purchaser. ZONING COMMISSIONER OF BALTIMORE COUNTY ORDERED By The Zoning Commissioner of Baltimore County, this __19th_____ day of <u>Pebruary</u>, 19 86, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Admore County, that property be posted, and that the public hearing be had before the Zoning Compressioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore Max lumano Peter Max Zimmerman Zoning Commissioner of Baltimore County. December 30, 1985 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 Mr. and Mrs. Neil Goldberg 1 Ewing Drive Reisterstown, Maryland 21136 Zoning Commissioner ARNOLD JABLON Baltimore County JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER ZONING COMMISSIONER Office of Planning and Zoning 111 W. Chesapeake Avenue Rm. 113 CERTIFICATE OF PUBLICATION CERTIFICATE OF PUBLICATION Towson, Maryland 21204 March 12, 1986 PETITION POR *
ZOHING INFLANCE
4th Einstein Debtol To Whom It May Concern: The following paragraph will constitute the Zoning Description required by the County of Baltimore in applying for a variance to the property at 12208 Woodelves Road, Owings Mills, Md. 21117. LOCATION: West Side of Meetakes Rossi, appresimantly 199 feet of the Centerine of Long Lake Drive (12209 Woodekes Rosd) DATE AND TIME: Monday, Mench 24, 1998, at 10-100 a.m.
PUBLIC MEARING: Room 106, County Ottos Building, 111 W Chesquete Avenue, Toward, Meryland Mr. Neil Goldberg Matson Homes, Inc. THIS IS TO CERTIFY, that the annexed advertisement was 1 Ewing Drive OCATION: West Side of THIS IS TO CERTIFY, that the annexed advertisement was LOCATION: West Side of Woodsives Read, approximately 190 feet of the Carterine of Long Lake Drive (12206 Wordsives Road) DATE AND TIME Monday, March 24, 1906, as 10:00 a.m. PUBLIC HEARING: Knem 106, Casany Office Building, 111 W. Chesapeake Avenue, Towson, Maryland Reisterstown, Maryland 21136 sublished in the TOWSON TIMES, a weekly newspaper printed Beginning on the **West** side of Woodelves Road, 90 feet wide, at the distance of approximately 190 feet south of the centerline of Long Lake Drive. Being Lot 3, in the subdivision of Hunter's Glen. published in THE JEFFERSONIAN, a weekly newspaper printed The Zoning Commissioner of Bulli-more County, by authority of the RE: PETITION FOR ZONING VARIANCE and published in Towson, Baltimore County, Md., appearing on W/S Woodelves Rd., approx. 190' of the c/1 of Zoning Act and Requisitions of Bea Riore County, will hold a public hea and published in Towson, Baltimore County, Md., appearing on Book No. 53, Folio 63. Also known as 12208 Woodelves Road in the Long Lake Drive (12208 Woodelves Rd.) March 5 , 19 86 4th Election District. Position for Zoning Variance to permit a random mice year set-ted of 5 lest in face of the re-quired 15 lest and to amount the Third Amended Finel Develop-ment Plan of Hunter's Glon March 6 The Zoning Commissioner of Balti-more County, by authority of the Zon-ing Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variance to per-4th Election District Any further information required will be supplied at your request. Matson Homes, Inc. - Petitioner Case No. 86-361-A Being the property of Metson Hones, Inc., is shown on plat plan Bud with the Zorring Office. In the confer that this Petition(s) is connect, a laudion. TOWSON TIMES, THE JEFFERSONIAN, Dear Mr. Goldberg: amend the Third Anousled Fine! De-tered the Third Anousled Fine! De-velopment Plan of Hunts, Glan. Being the property of Matson. Homes, Inc., as shows on plat plan-filed with the Zoning Office. In the event that this Petition(s) is or was event that the Politicn(s) is praised, a building serrist may be itsued within the think (30) day appeal period. The Zoning Commissioner will, however, untertain any request for a sitty of the teatments of each parmit during this period for good cause shows, that request must be scienced in writing by the date of the hearing out above ar much at the hearing. This is to advise you that \$68.00 is due for advertising and posting of the above property. This fee must be paid before an is due for advertising granted, a building permit may be sensed within the thirty (30) day appeal period. The Zoning Commissioner will, however, emercus my request for THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. a stay of the issuance of said permit BY ORDER OF AFRICA JABLON SOME COMMERCANER OF SALTMONE GOLARTY during this period for good cause shown. Such request must be received Cost of Advertising in writing by the date of the hearing set above or made at the hearing.

By Order Of ARNOLD JABLON,

Zoning Commessioner of Bultimore County Do not remove sign from property from the time it is placed by 149-11781 New \$ *** this office until the day of the hearing itself. 24.75 re County, Maryland, and remit BALTIMORE COUNTY, MARYLAND Ilding, Towson, Maryland CERTIFICATE OF POSTING OFFICE OF FINANCE - REYENUE DIVISION MISCELLANEOUS CASH RECEIPT SIGN & FUST TO BE
SIGN & FUST TO BE
SIGN & FUST TO BE
MOUNT \$ 68.00 Variance Location of property. W/S of Wordslives Port approx 196' outh Alvertising & Posting re Case #86-361-A B B 550***** 6600: a 5242F an fant of 12208 Wordelines Road 3-7-86 Number of Signe:

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would xxxxx February 21, 1986 Mr. Neil Goldberg Matson Homes, Inc. result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of 1 Ewing Drive Reisterstown, Maryland 21136 the variance(s) requested with/will not adversely affect the health, safety, and general welfare of the community, the variance and amendment should be granted. NOTICE OF HEARING Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26 RE: PETITION FOR ZONING VARIANCE day of March, 19 86, that the Petition for Zoning Variance to permit a W/S Woodelves Rd., approx. 190' of the c/ of Long Lake Drive minimum side yard setback of 5 feet in lieu of the required 15 feet and, addi-(12208 Woodelves Rd.) 4th Election District tionally, the amendment to the Third Amended Final Development Plan of Hunter's Matson Homes, Inc. - Petitioner Case No. 86-361-A Glen be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions: Monday, March 24, 1986 1. The variance must be utilized within three years from PLACE: Room 106, County Office Building, 111 West Chesape the date of this Order, or 1 the Petitioner fails to utilize or transfer the property to a third party be-Avenue, Towson, Maryland fore the termination of said period, the variance shall become null and void. 2. The proposed garage shall conform aesthetically to the existing house. 3. The existing driveway may be expanded to permit no more than a two-car width, except for the parking area at the house which may be expanded to provide a minimum area necessary for maneuverability into the garage. 4. The Petitioner, by Neil Goldberg, may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property No. 016174 BALTIMORE COUNTY, MARYLAND to its original condition. OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Matson Homes, F.1. fre bicken 200 Hoban VALIDATION OR SIGNATURE OF CASHIER I David Berman have purchased the of 12208 Woodelres On house addition of @ THAT ANY DEIVE WAY USED OR BUILT IN CONTUNCTION WITH THE PRUPOSED GARAGE BE NO WIDER THAN A STANDARD 18FT WIDE two our garage. I understand 12208 wants to TWO CAR DRIVE WAY AND LEAD DIRECTLY TO THE GARAGE BOOR AND PERPENDICULAR TO THE STREET. ANY EXISTING convert their one can garage into an office. DRIVE WAY NOT CONFORMING TO THIS AFTER THE PROPOSED GARAGE IS BUILT WILL BE REMOVED AND GRASS PLANTED The addition of this there can garage would IN ITS PLACE. 3 THAT THE CONVERTED EXISTING GARAGE TO OFFICE HAVE come at a leter time (apport e yrs). I INSTALLED FRENCY DOORS WERE THE GARAGE DOUR'IS PRESENTLY THE PROPOSED OFFICE IS AGREED TO BE USED AS A thought county regulations impose a criteria of PRIVATE OFFICE ONLY AND NOT FOR BUSINESS OR COMMITRICIAL 15 ft from your proporty line. Their proposal @ THAT NO FENCE BE EXECTED ALONG THE PROPERTY BORDINGS BETWEEN LOTS 344 OR 243 IN THE HUNTERS GUEN DEVILOPMENT AS THIS WOULD ONLY EMPHASIS THE FACT THAT THE HOUSE IS NOT CENTERED ON THE LOT AND FURTHER CONTRIBUTE If 12208 Woodelres On get approval TO THE CLOSED IN FRELING CAUSED BY BUILDING A BUILDING SO CLOSE TO THE PROPERTY LINE. I would like do impose restrictions. (1) Genty 3) THAT THE PROPERTY VARIANCE EL. 361 A IF APPRINED BE NULL AND VOID IF THE PROPERTY ON LUT #375 SULD approval (2) Same color aluminum siding and OR TRANSFERRED IN AMY WAY THAT THE VARIANCE EG. 361 A IS APRIED FOR THE SOUR PURASTE OF BUILDING A TWO CAR GARAGE 1 THAT WE HAVE THE RIGHT TO REVIEW PLANS PRIOR BUILDING PERMITS BEING APPLIED FOR. 4 B Childe 3/2/06 DATE B. CHELDEN - OWNERS LOT #4 COLORS 3/4/80 HUNTERS GUAN DEVELOPMENT HELEN E. CHELDEN BACTIMORE COUNTY

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PRODUCTIONS An International Sports and Entertainment Promotional Fire February 6, 1986 Mr. James E. Dyer Zoning Supervisor Baltimore County Office Building Room #113 111 W. Chesapeake Blvd. Towson, MD. 21204 Dear Mr. Dyer, On December 30, 1986, I applied for a zoning variance for the structure being built on Lot #3 by Matson Homes, Inc. in the new Hunter's Glen Subdivision in Owings Mills, Md. This property, also known as 12208 Woodelves Drive is a house which my wife and I are presently the contract purchasers, and on or about March 21, 1986 we will have final closure. The item number for this application is #250. The reason for this letter is to request that, if at all possible, we may be scheduled for a hearing the week of March 17, 1986 and receive a determination on our request prior to moving in. The decision of the county will in no way affect the contractual agreement between ourselves and Matson Homes, Inc., however, what improvements are to be made to the property once it is in our possession will depend greatly on what is decided at the aforementioned hearing. If it is impossible to schedule us prior to the 21st of March, we will understand, bureaucracy, after all, does occasionally work a bit slower than the average person might like. We appreciate all your help in this matter, and do look forward

Steve Simons Productions

MR. ARNOO JABLON ZONING COMMISSIONER BACTIMORE COUNTY III CHESAPEKE AVE. Touson, Md. DEAR MR. JABLON: THE FOLLOWING COMMENTS ARE REGARDING ZONING VARIANCE 86.361.A, LOT #3, HUNTERS GLEN DEVELOPMENT IN BALTMORE COUNTY. IT IS UNDERSTOOD THAT THE PURPOSE OF THE SAID VARIANCE IS TO PROVIDE A SIDE PROPERTY SET BACK FROM 15 TO BET. IT IS FURTHER UNDERSTOOD THAT IF THE VARIANCE IS APPROVED THAT THE OUWERS PLAN TO BUILD A TWO CAR GARAGE, ATTACHED TO THE EXISTING BUILDING. PLEASE LET IT BE UNDERSTOOD THAT MY WIFE AND I ARE STRICTLY AGAINST THE UNCONDITIONAL APPROVAL OF THIS VARIANCE BECAUSE IT IS FELT THAT IF ALLOWED TO BE BUILT WITHOUT ANY LIMITS OR PESTRICTIONS THE RESULTING STRUCTURE COULD BE DETRIMENTAL TO THE VALUE OF OUR ADTACENT PROPERTY AND THE COMMUNITY WE THEREFORE AGREE TO THIS VARIANCE ONLY IF THE OWNERS OF LOT # 3 AGREE TO THE FOLLOWING RESTRICTIONS CONSITIONS BEING ADDED TO THE APPLIED FOR VARIANCE. O THAT THE TWO CAR GARAGE PROPOSED ADDITION BE ATTACHED TO THE EXISTING HOUSE AND CONSTRUCTED IN SUCH A WAY THAT IS CONSISTENT IN ARCHITECTURE, BUILDING MATERIALS, COLOR SELECTION & QUALITY OF WURK MANSHIP TO THE EXISTING BUILDING ON LOT #3 AIN THE HUNTERS GLEN DEVELOPMENT OF BALTMORE COUNTY AND TO THE OTHER BULDINGS IN THE HUNTERS GLEN DEMICOPMENT

12206 UBODRURS DR. LOT#4

000065 mices, md. 21117

301-356-4754

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Home Office: 280 South Beverly Drive, Suite 309 • Beverly Hills, California 90212 • (213) 275-7096 East Coast Office: 1 Ewing Drive • Reisterstown, Maryland 21136 • (301) 526-6680

to hearing from your office one way or another prior to our closing

Regards,

Neil Goldberg

Vice President

date. Again, thank you for your cooperation.

Your petition has been received and accepted for filing this the day of February, 1986.

Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Zoning Commissioner Date__March_10, 1986

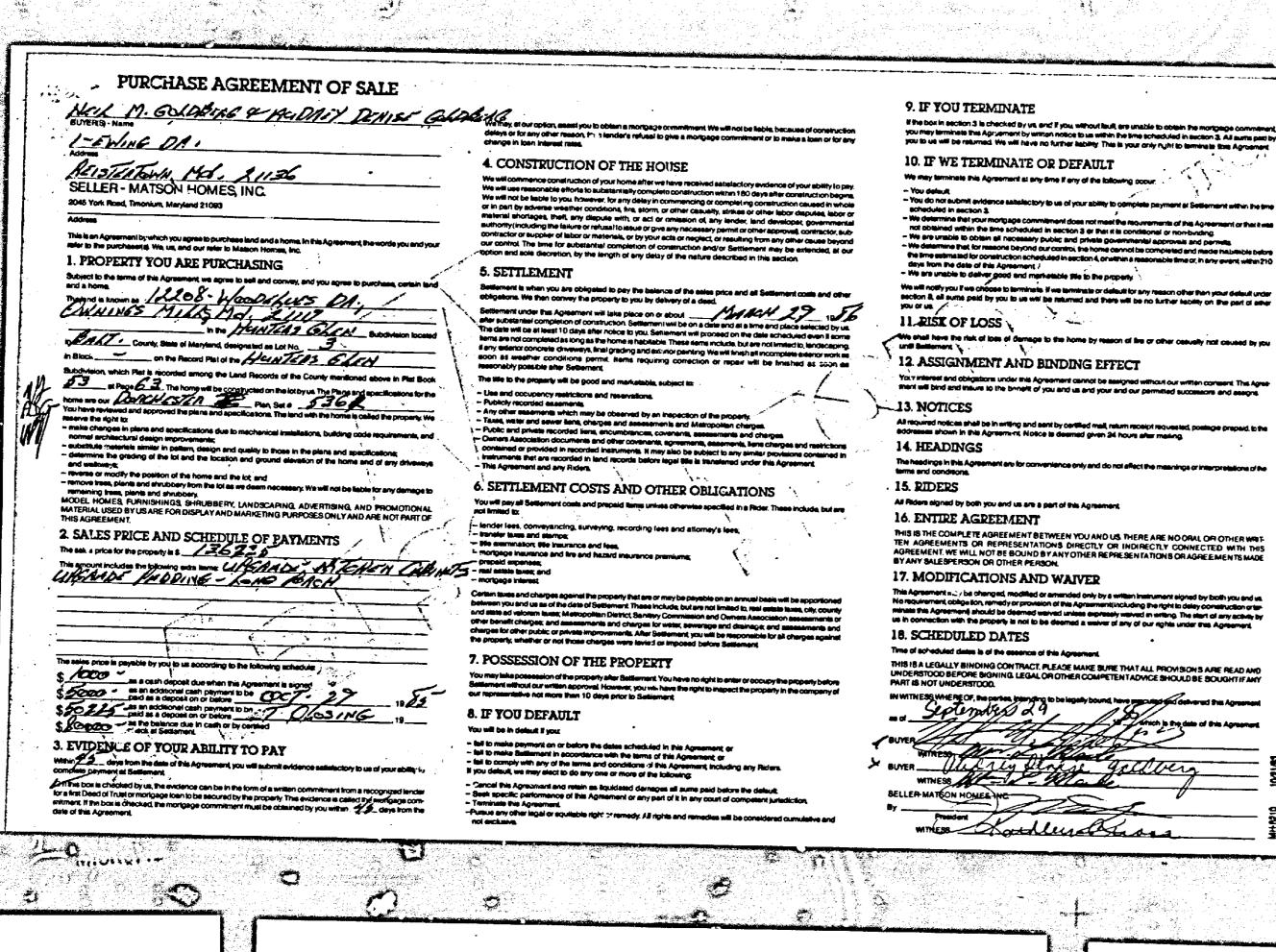
Norman E. Gerber, AICP, Director FROM Office of Planning and Zoning

SUBJECT Zoning Petition No. 86-363-SpH, 86-360-A, 86-361-A, and 86-362-A

There are no comprehensive planning factors requiring comment

NEG:JGH:sim

Enclosed please find sale agreement for house at 12208 Woodelves Drive, otherwise known as Lot 3, Hunters Glen Subdivision, MATSON HOMES Inc. This should satisfy the requirements remaining for Item #250, request for variance on this property. If there is further documentation



The Riders included hereunder which have been signed by both Seller and Buyer(s). shall be a part of the Agreement of Sale dated 2011 19 3 between Matson Homes, Inc. (Seller) and 14-141/13 N - Cold Bayer 5 PLANS AND SPECIFICATIONS RIDER The Buyers acknowledge that they have reviewed abc approved the plans and specifications for the Buyers and Buyers Buyers all defendance golden. SELLER-MATSON HOLY SINCE RECEIPT OF WARRANTY RIDER Buyer ecknowledges that Seller has provided Buyer with access to and has made available to Buyer copies of all written warranties on consumer products which may be installed in the house to be constructed, as the term consumer products is defined in Title 15 U.S.C., Section 2801 and part 702 of the Federal Trade Commission Rules in Tille 15 U.S.C. Section 2801 and part 702 of the Federal Trade Commission Rules and Regulations under the Magnusco-Moss Warranty Act, prior to the execution of this Agreement. Buyer further eclopowedges that they have bed sufficient opportunity to review such warranties to the execution of the contents of such writing warranties.

[BUYER: [Buyer SELLER MATSON HOMES INC HOME OWNERS WARRANTY RIDER Seller ay to make evailable to Buyer at Settlement the HQW (Horse Dwner Warranty Corporation was available by Duyer at Softenine in the Corporation was a softenine of the Corporation of the Corporati SELLER, MATSON HOMES INC CLOSING COST-RIDER (including but not limited to, mortgage insurance premiums, prepaid fire and hazard insurance, prepaid real estate taxes, prepaid interest on the mortgage and lender) Seller agrees to pay the following closing costs: BUYER ____ BUYER ___ SELLER-MATSON HOMES, INC.

2045 York Road Timonium, Maryland 21093

FHA RIDER

A The undersigned agrees that the loan on the Property shall bear the maximum rate permissible under the FHAVA regulations at the time of settlement. In the event an increase in the interest rate is authorized by FHA and/or VA before the mortgage on the property is settled, the loan shall bear the maximum interest rate authorized FHA or VA and Buyer agrees to execute any loan documents required to effect such increase in the interest rate, but in-no event will the mortgage close at any interest rate less than that reflected by the FHAVA commitment. B. "It is expressly agreed that, notwithstanding any other provisions of the Agreement, the Buyer shall not be obligated to complete the purchase of the property described heroin or to incur any penalty by forfeiture of earnest money deposits by otherwise unless the Seller has delivered to the Buyes a written statement issued by the Federal Housing Commissioner setting forth the appraised value of the property (excluding closing costs) of not less than \$ ______ which statement the Seller hereby agrees to deliver to the Broyer promptly after such appraised value statement

C. The Buyer shall, however, have the privilege and option of proceeding with the consummation of the Agreement without regard to the amount of the appraised valuation made by the Federal Housing Commissioner. The appraised valuation is arrived to determine the maximum mortgage the Department of Housing and Urban Development will insure, HUD does not warrant the value or the condition of the process. perty. The Buyer should satisfy himself herself that the price and the condition of the property is "acceptable."

BUYER SELLER-MATSON HOMES, INC.

FHA-VA CONTINGENCY RIDER

Buyer acknowledges that the development in which the property is located, the residences to be constructed therein and the participant lot and house purchased by Buyer have not been approved by the VA or FHA for VA or FHA approved or sponsored loans, and, therefore, at the time of the signing of this Agreement, the Property being sold by Seller to Buyer does not qualify for FHA or VA timencing. In the event that Seller does not obtain VA or FHA approval of the subdivision or the type of house being sold within sixty (60) days from the date of the Agreement of ype or notice being suid within sorry (our days many the date or the Agreement or Sale so that the residence which is the subject of this Agreement will qualify for VA or FHA financing. Seller shall have the right to terminate this Agreement by notifying Buyer of Seller's termination, by the event of such termination, Seller shall return to

Buyer all deposit monies paid by Buyer to Seller, and neither party shall have any further or other liability to the other under the Agreement of Sale. By signing this Rider, Buyer signifies its consent to Seller's sole right of termination. SELLER-MATSON HOMES, INC.

VA RIDER A Buyer has indicated his intention to apply for a Veterant's Administration (V/ Guaranteed Loan at the Maximum rate which the VA will allow a lender to charge a Guaranteed Loan at the Maximum rate which the VA will allow a lender to charge a veteran borrower. Buyer agrees to obtain mortgage approval from a lender acceptable to Matson and from the VA within the time scheduled in Section 3 of the Agreement. Provided that VA financing was obtainable, failure to secure approval in the time specified shall be considered to be a default by the Buyer under Section 8 of the Agreement. If such financing cannot be obtained: Buyer shall nut be deemed to be in default of the Agreement under Section 8.

B. It is expressly agreed, notwithstanding any other provisions of this Agreement, that Buyer shall not incur any penalty by forfeiture of earnest money or otherwise or be obligated to complete the purchase of the property described herein, if the sales price of the Property exceeds the researchle value of the property established by the Vetorans Administration. Buyer shall, however, have the providing and option of property with the coordinate of the American state of the property and price of the property established by the Vetorans Administration. proceeding with the consummation of the Agreement without regard to the amount of reasonable value established by the VA. C. The substitution of materials as provided for in Section 1 of the Agreement shall be

subject to the approval of the Veterans Administration and Buyer in accordance with Veterans Administration regulations. Except for such substitution, the nome will be built in accordance with the plane and specifications as submitted to the VA. D. If the home is not completed in one year from the date of the Agreement of Sale due to causes not the fault of the Buyer, this Agreement may be terminated by either Buyer or Seller, and, in the event of such termination, both Buyer and Seller shall be released from all obligations hereunder. In such case, Seller will return to Buyer all money paid under this Agreement

It is understood that all earnest money and other cash payments made by the Buyer shall be deposited in a special trust account as required by 38 U.S.C. Section BUYER ____

SELLER-MATSON HOMES, INC. FLAG LOT RIDER

County, State of Contain other lots. If such Declaration of Easement has not been so recorded pror to the date hereof, Buyer agrees that the same may contain such reasonable provisions as in the Inception of Easement has not been so recorded provisions as in the Inception of Easement has not been so recorded provisions as in the Inception of Easement has not been so recorded provisions as in the Inception of Easement has not been so recorded provisions.

visions as to the location of easements in the property purchased herrunder and actioning lots and the sharing of costs of maintenance thereof among Buyer and other lot owners as Seller shall determine.

SELLER-MATSON HOMES UNC

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE February 26, 1986

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

MEMBERS

Bureau of

Engineering

Bureau of

industrial

Development

Department of

Traffic Engineering

State Roads Commissio

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

from the desk of

1 Ewing Drive Reisterstown, Maryland 21136

Dear Mr. Goldberg:

the requested zoning.

scheduled accordingly.

Enclosures

The Zoning Plans Advisory Committee has reviewed the plans sub-

mitted with the above-referenced petition. The following comments

are not intended to indicate the appropriateness of the zoning action

requested, but to assure that all parties are made aware of plans or

problems with regard to the development plans that may have a bearing

on this case. The Director of Planning may file a written report with

the Zoning Commissioner with recommendations as to the suitability of

Enclosed are all comments submitted from the members of the

petition. If similar comments from the remaining members are received,

I will forward them to you. Otherwise, any comment that is not inform-

for filing on the date of the enclosed filing certificate and a hearing

ative will be placed in the hearing file. This petition was accepted

Very truly yours,

Zoning Plans Advisory Committee

MAMES E. DYER

Chairman

Committee at this time that offer or request information on your

RE: Item No. 250 - Case No. 86-361-A Petitioner - Matson Homes, Inc. Variance Petition

Zoning Commissioner County Office Bulling Towson, Maryland 21704

MARCH 3, 1986

NORMAN E. GERBER

Mr. Arnold Jablon

BALTIMORE COUNTY
OFFICE C: HLANNING AND ZONING
TOWSON MARYLAND 21204

Re: Zoning Advisory Heeting of JANUARY 14, 1986

Property Owner: MATSON HOMES, INC. Location: W/S WOODELVES RO. 190'S. OF & OF LONG LOKE DRIVE

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

(X)There are no site planning factors requiring comment. There are no site planning factors requiring comment.
 A County Review Group Meeting is required.
 A County Review Group meeting was held and the minutes will be forward by the Sureau of Public Services.
 This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract. Subdivision. The plan must show the entire tract.

A record plat will be required and must be recorded prior o issuance of a building permit.)The access is not satisfactory.)The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.

This property contains soils which are defined as wetlands, and)This property contains soils which are defined as wetlands, and development on these soils is prohibited.
)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development Regulations.
()Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
()The amended Development Plan was approved by the Planning Board On

)Landscaping: Must comply with Baltimore County Landscape Manual.

)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

Intersection as defined by Sill 173-79, and as conditions change are re-evaluated annually by the County Council. Additional connents:

A CORY OF THE FINAL DEVELOPMENT PLENWITH

THE AMENDMENT ADDED SHOULD BE SUBMITTED.

ec: James Hoswell

Eugene A. Bober Chief, Current Planning and Development



PAUL H. REINCKE CHIEF

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Matson Homes, Inc.

Location:

WS Woodelves Road, 190' S of centerline of Long Lake Drive Item No.: 250 Zoning Agenda: Meeting of !-14-86

Centlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() l. Fire hydrants for the referenced property are required and shall be located at intervals or ______feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site. () 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(χ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time. REVIEWER 11 Coeff Telly 1-13-86 Approved: Fire Prevention Bureau Special Inspection Division

DEPARTMENT OF PERMITS & LICENSES BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LI
TOWSON, MARYLAND 21204

February 11. 1986

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204

Comments on Item # 250 Zoning Advisory Committee Meeting are as follows: Matson Homes, Inc.

W/S Woodelves Road, 190' S of c/l of Long Lake Drive Districts APPLICABLE ITEMS ARE CIRCLED:

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.H.S.I. #117-1 - 1980) and other applicable Codes and Standards. B) A building and other mis callaneous permits shall be required before the start of any construction.

C. Residentials Two sets of construction drawings are required to file a permit application. The seal of a registered in Haryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit syplication. Reproduced easls are not acceptable.

NOTE:

All Tee Groupe except E-i Single Penily Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to am interior lot line. B-i Dee Groupe require a one hour wall if closer than 3'-0 to am interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 11:07, Section 11:06.2 and Table 11:02. No openings are permitted in en

F. The structure does not appear to comply with Table 505 for paraissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) ______ of the Baltimore County Building Code.

E. When filing for a required Change of Use/Cocupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plane indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Haryland Architectural or Engineer seals are usually required. The change of Use Groupe are from Use to Use or Direction of Use Bestion 112 of the Building Code.

I. The proposed project appears to be located in a Flood Flain, fidal/Riverine. Flease see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Sits plans shall show the correct clavations above sea level for the lot and the finish floor levels including basement.

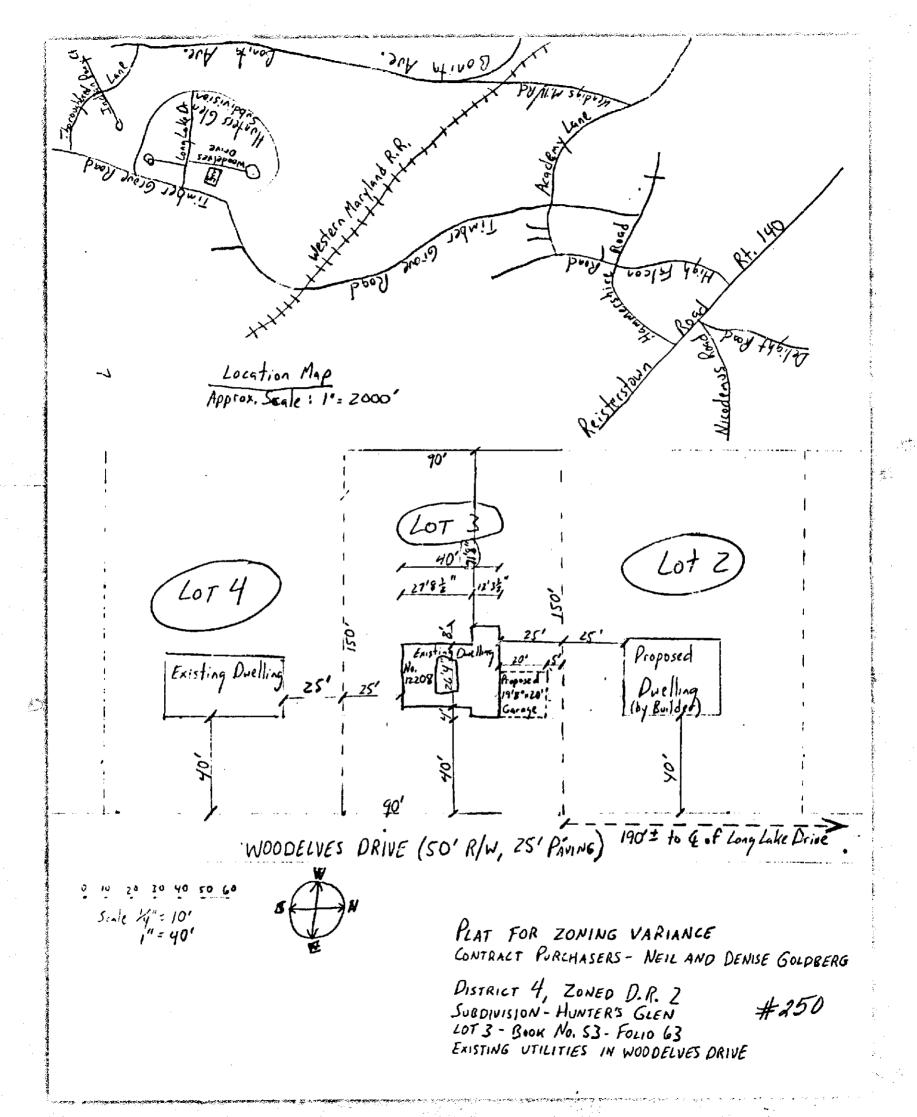
J. Commercter

E. These abbreviated comments reflect only on the information provided by the drawings submitted to the Off.ce of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Ecom 122 of the County Office Building at 11.

W. Chesapeake Avenue, Towson, Maryland 2.20%

Marks & Sundan.

Bi C. E. Burnham, Chief
Building Flans Houses



Granteel PETITION FOR ZONING VARIANCE JP NW 15 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2.C.4 to permit a minimum side yard setback of 5' instead 11W15 1 of the required 15', and to amend the Third Amended Final Development Plan of of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) PETITION FOR ZONING VARIANCE The house being built on Lot #3 on enclosed plat was supposed to be placed 10 feet left of its present location. The builders, Matson Homes, Inc. simple \(\subseteq \) 4th Election District RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER forgot to do this, leaving only 25 feet on the right side of the building. We are planning the addition of a 20 foot garage, and had the builder placed the W/S Woodelves Rd., approx. 190' S of C/L of Long Lake OF BALTIMORE COUNTY Dr. (12208 Woodelves Rd.) foundation in the correct position, we would have had no trouble staying within the prescrited county code for this subdivision of 15 feet from building to the 4th District property line. However, the foundation is set, and the garage addition will MATSON HOMES, INC., reach to within only 5 feet of the property line. : Case No. 86-361-A Petitioner West Side of Woodelves Road, approximately 190 feet of the Centerline Property is to be posted and advertised as prescribed by Zoning Regulations. of Long Lake Drive (12208 Woodelves Road) ::::::: I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. DATE AND TIME: Monday, March 24, 1986, at 10:00 a.m. ENTRY OF APPEARANCE PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Please enter the appearance of the People's Counsel in the above-Towson, Maryland I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property captioned matter. Notices should be sent of any hearing dates or other The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and which is the subject of this Petition. Regulations of Baltimore County, will hold a public hearing: proceedings in this matter and of the passage of any preliminary or Petition for Zoning Variance to permit a minimum side yard setback of Contract Purchaser: Legal Owner(s): 5 feet in lieu of the required 15 feet and to amend the Third Amended final Order. Matson Homes. Inc. Final Development Plan of Hunter's Glen Phyllis Cole Friedman 1 Ewing Drive People's Counsel for Baltimore County (Type or Print Name) Reisterstown, Maryland City and State Attorney for Petitioner Peter Max Zimmerman Deputy People's Counsel Being the property of Matson Homes, Inc. Room 223, Court House plan filed with the Zoning Office. Towson, Maryland 21204 494-2188 In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period Name, address and phone number of legal owner, con-I HEREBY CERTIFY that on this 3rd day of March, 1986, a copy for and cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. of the foregoing Entry of Appearance was mailed to Matson Homes, Inc., Neil Goldberg BY ORDER OF 2045 York Road, Timonium, MD 21093, Petitioner; and Mr. Neil Goldberg, Attorney's Telephone No.: ARNOLD JABLON 1 Ewing Dr. Reisterstown, Md. (301)526-6680 1 Ewing Dr., Reisterstown, MD 21136, Contract Purchaser. ZONING COMMISSIONER OF BALTIMORE COUNTY ORDERED By The Zoning Commissioner of Baltimore County, this __19th_____ day of <u>Pebruary</u>, 19 86, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Admore County, that property be posted, and that the public hearing be had before the Zoning Compressioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore Max lumano Peter Max Zimmerman Zoning Commissioner of Baltimore County. December 30, 1985 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 Mr. and Mrs. Neil Goldberg 1 Ewing Drive Reisterstown, Maryland 21136 Zoning Commissioner ARNOLD JABLON Baltimore County JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER ZONING COMMISSIONER Office of Planning and Zoning 111 W. Chesapeake Avenue Rm. 113 CERTIFICATE OF PUBLICATION CERTIFICATE OF PUBLICATION Towson, Maryland 21204 March 12, 1986 PETITION POR *
ZOHING INFLANCE
4th Einstein Debtol To Whom It May Concern: The following paragraph will constitute the Zoning Description required by the County of Baltimore in applying for a variance to the property at 12208 Woodelves Road, Owings Mills, Md. 21117. LOCATION: West Side of Meetakes Rossi, appresimantly 199 feet of the Centerine of Long Lake Drive (12209 Woodekes Rosd) DATE AND TIME: Monday, Mench 24, 1998, at 10-100 a.m.
PUBLIC MEARING: Room 106, County Ottos Building, 111 W Chesquete Avenue, Toward, Meryland Mr. Neil Goldberg Matson Homes, Inc. THIS IS TO CERTIFY, that the annexed advertisement was 1 Ewing Drive OCATION: West Side of THIS IS TO CERTIFY, that the annexed advertisement was LOCATION: West Side of Woodsives Read, approximately 190 feet of the Carterine of Long Lake Drive (12206 Wordsives Road) DATE AND TIME Monday, March 24, 1906, as 10:00 a.m. PUBLIC HEARING: Knem 106, Casany Office Building, 111 W. Chesapeake Avenue, Towson, Maryland Reisterstown, Maryland 21136 sublished in the TOWSON TIMES, a weekly newspaper printed Beginning on the **West** side of Woodelves Road, 90 feet wide, at the distance of approximately 190 feet south of the centerline of Long Lake Drive. Being Lot 3, in the subdivision of Hunter's Glen. published in THE JEFFERSONIAN, a weekly newspaper printed The Zoning Commissioner of Bulli-more County, by authority of the RE: PETITION FOR ZONING VARIANCE and published in Towson, Baltimore County, Md., appearing on W/S Woodelves Rd., approx. 190' of the c/1 of Zoning Act and Requisitions of Bea Riore County, will hold a public hea and published in Towson, Baltimore County, Md., appearing on Book No. 53, Folio 63. Also known as 12208 Woodelves Road in the Long Lake Drive (12208 Woodelves Rd.) March 5 , 19 86 4th Election District. Position for Zoning Variance to permit a random mice year set-ted of 5 lest in face of the re-quired 15 lest and to amount the Third Amended Finel Develop-ment Plan of Hunter's Glon March 6 The Zoning Commissioner of Balti-more County, by authority of the Zon-ing Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variance to per-4th Election District Any further information required will be supplied at your request. Matson Homes, Inc. - Petitioner Case No. 86-361-A Being the property of Metson Hones, Inc., is shown on plat plan Bud with the Zorring Office. In the confer that this Petition(s) is connect, a laudion. TOWSON TIMES, THE JEFFERSONIAN, Dear Mr. Goldberg: amend the Third Anousled Fine! De-tered the Third Anousled Fine! De-velopment Plan of Hunts, Glan. Being the property of Matson. Homes, Inc., as shows on plat plan-filed with the Zoning Office. In the event that this Petition(s) is or was event that the Politicn(s) is praised, a building serrist may be itsued within the think (30) day appeal period. The Zoning Commissioner will, however, untertain any request for a sitty of the teatments of each parmit during this period for good cause shows, that request must be scienced in writing by the date of the hearing out above ar much at the hearing. This is to advise you that \$68.00 is due for advertising and posting of the above property. This fee must be paid before an is due for advertising granted, a building permit may be sensed within the thirty (30) day appeal period. The Zoning Commissioner will, however, emercus my request for THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. a stay of the issuance of said permit BY ORDER OF AFRICA JABLON SOME COMMERCANER OF SALTMONE GOLARTY during this period for good cause shown. Such request must be received Cost of Advertising in writing by the date of the hearing set above or made at the hearing.

By Order Of ARNOLD JABLON,

Zoning Commessioner of Bultimore County Do not remove sign from property from the time it is placed by 149-11781 New \$ *** this office until the day of the hearing itself. 24.75 re County, Maryland, and remit BALTIMORE COUNTY, MARYLAND Ilding, Towson, Maryland CERTIFICATE OF POSTING OFFICE OF FINANCE - REYENUE DIVISION MISCELLANEOUS CASH RECEIPT SIGN & FUST TO BE
SIGN & FUST TO BE
SIGN & FUST TO BE
MOUNT \$ 68.00 Variance Location of property. W/S of Wordslives Port approx 196' outh Alvertising & Posting re Case #86-361-A B B 550***** 6600: a 5242F an fant of 12208 Wordelines Road 3-7-86 Number of Signe:

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would xxxxx February 21, 1986 Mr. Neil Goldberg Matson Homes, Inc. result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of 1 Ewing Drive Reisterstown, Maryland 21136 the variance(s) requested with/will not adversely affect the health, safety, and general welfare of the community, the variance and amendment should be granted. NOTICE OF HEARING Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26 RE: PETITION FOR ZONING VARIANCE day of March, 19 86, that the Petition for Zoning Variance to permit a W/S Woodelves Rd., approx. 190' of the c/ of Long Lake Drive minimum side yard setback of 5 feet in lieu of the required 15 feet and, addi-(12208 Woodelves Rd.) 4th Election District tionally, the amendment to the Third Amended Final Development Plan of Hunter's Matson Homes, Inc. - Petitioner Case No. 86-361-A Glen be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions: Monday, March 24, 1986 1. The variance must be utilized within three years from PLACE: Room 106, County Office Building, 111 West Chesape the date of this Order, or 1 the Petitioner fails to utilize or transfer the property to a third party be-Avenue, Towson, Maryland fore the termination of said period, the variance shall become null and void. 2. The proposed garage shall conform aesthetically to the existing house. 3. The existing driveway may be expanded to permit no more than a two-car width, except for the parking area at the house which may be expanded to provide a minimum area necessary for maneuverability into the garage. 4. The Petitioner, by Neil Goldberg, may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property No. 016174 BALTIMORE COUNTY, MARYLAND to its original condition. OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Matson Homes, F.1. fre bicken 200 Hoban VALIDATION OR SIGNATURE OF CASHIER I David Berman have purchased the of 12208 Woodelres On house addition of @ THAT ANY DEIVE WAY USED OR BUILT IN CONTUNCTION WITH THE PRUPOSED GARAGE BE NO WIDER THAN A STANDARD 18FT WIDE two our garage. I understand 12208 wants to TWO CAR DRIVE WAY AND LEAD DIRECTLY TO THE GARAGE BOOR AND PERPENDICULAR TO THE STREET. ANY EXISTING convert their one can garage into an office. DRIVE WAY NOT CONFORMING TO THIS AFTER THE PROPOSED GARAGE IS BUILT WILL BE REMOVED AND GRASS PLANTED The addition of this there can garage would IN ITS PLACE. 3 THAT THE CONVERTED EXISTING GARAGE TO OFFICE HAVE come at a leter time (apport e yrs). I INSTALLED FRENCY DOORS WERE THE GARAGE DOUR'IS PRESENTLY THE PROPOSED OFFICE IS AGREED TO BE USED AS A thought county regulations impose a criteria of PRIVATE OFFICE ONLY AND NOT FOR BUSINESS OR COMMITRICIAL 15 ft from your proporty line. Their proposal @ THAT NO FENCE BE EXECTED ALONG THE PROPERTY BORDINGS BETWEEN LOTS 344 OR 243 IN THE HUNTERS GUEN DEVILOPMENT AS THIS WOULD ONLY EMPHASIS THE FACT THAT THE HOUSE IS NOT CENTERED ON THE LOT AND FURTHER CONTRIBUTE If 12208 Woodelres On get approval TO THE CLOSED IN FRELING CAUSED BY BUILDING A BUILDING SO CLOSE TO THE PROPERTY LINE. I would like do impose restrictions. (1) Genty 3) THAT THE PROPERTY VARIANCE EL. 361 A IF APPRINED BE NULL AND VOID IF THE PROPERTY ON LUT #375 SULD approval (2) Same color aluminum siding and OR TRANSFERRED IN AMY WAY THAT THE VARIANCE EG. 361 A IS APRIED FOR THE SOUR PURASTE OF BUILDING A TWO CAR GARAGE 1 THAT WE HAVE THE RIGHT TO REVIEW PLANS PRIOR BUILDING PERMITS BEING APPLIED FOR. 4 B Childe 3/2/06 DATE B. CHELDEN - OWNERS LOT #4 COLORS 3/4/80 HUNTERS GUAN DEVELOPMENT HELEN E. CHELDEN BACTIMORE COUNTY

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PRODUCTIONS An International Sports and Entertainment Promotional Fire February 6, 1986 Mr. James E. Dyer Zoning Supervisor Baltimore County Office Building Room #113 111 W. Chesapeake Blvd. Towson, MD. 21204 Dear Mr. Dyer, On December 30, 1986, I applied for a zoning variance for the structure being built on Lot #3 by Matson Homes, Inc. in the new Hunter's Glen Subdivision in Owings Mills, Md. This property, also known as 12208 Woodelves Drive is a house which my wife and I are presently the contract purchasers, and on or about March 21, 1986 we will have final closure. The item number for this application is #250. The reason for this letter is to request that, if at all possible, we may be scheduled for a hearing the week of March 17, 1986 and receive a determination on our request prior to moving in. The decision of the county will in no way affect the contractual agreement between ourselves and Matson Homes, Inc., however, what improvements are to be made to the property once it is in our possession will depend greatly on what is decided at the aforementioned hearing. If it is impossible to schedule us prior to the 21st of March, we will understand, bureaucracy, after all, does occasionally work a bit slower than the average person might like. We appreciate all your help in this matter, and do look forward

Steve Simons Productions

MR. ARNOO JABLON ZONING COMMISSIONER BACTIMORE COUNTY III CHESAPEKE AVE. Touson, Md. DEAR MR. JABLON: THE FOLLOWING COMMENTS ARE REGARDING ZONING VARIANCE 86.361.A, LOT #3, HUNTERS GLEN DEVELOPMENT IN BALTMORE COUNTY. IT IS UNDERSTOOD THAT THE PURPOSE OF THE SAID VARIANCE IS TO PROVIDE A SIDE PROPERTY SET BACK FROM 15 TO BET. IT IS FURTHER UNDERSTOOD THAT IF THE VARIANCE IS APPROVED THAT THE OUWERS PLAN TO BUILD A TWO CAR GARAGE, ATTACHED TO THE EXISTING BUILDING. PLEASE LET IT BE UNDERSTOOD THAT MY WIFE AND I ARE STRICTLY AGAINST THE UNCONDITIONAL APPROVAL OF THIS VARIANCE BECAUSE IT IS FELT THAT IF ALLOWED TO BE BUILT WITHOUT ANY LIMITS OR PESTRICTIONS THE RESULTING STRUCTURE COULD BE DETRIMENTAL TO THE VALUE OF OUR ADTACENT PROPERTY AND THE COMMUNITY WE THEREFORE AGREE TO THIS VARIANCE ONLY IF THE OWNERS OF LOT # 3 AGREE TO THE FOLLOWING RESTRICTIONS CONSITIONS BEING ADDED TO THE APPLIED FOR VARIANCE. O THAT THE TWO CAR GARAGE PROPOSED ADDITION BE ATTACHED TO THE EXISTING HOUSE AND CONSTRUCTED IN SUCH A WAY THAT IS CONSISTENT IN ARCHITECTURE, BUILDING MATERIALS, COLOR SELECTION & QUALITY OF WURK MANSHIP TO THE EXISTING BUILDING ON LOT #3 AIN THE HUNTERS GLEN DEVELOPMENT OF BALTMORE COUNTY AND TO THE OTHER BULDINGS IN THE HUNTERS GLEN DEMICOPMENT

12206 UBODRURS DR. LOT#4

000065 mices, md. 21117

301-356-4754

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Home Office: 280 South Beverly Drive, Suite 309 • Beverly Hills, California 90212 • (213) 275-7096 East Coast Office: 1 Ewing Drive • Reisterstown, Maryland 21136 • (301) 526-6680

to hearing from your office one way or another prior to our closing

Regards,

Neil Goldberg

Vice President

date. Again, thank you for your cooperation.

Your petition has been received and accepted for filing this the day of February, 1986.

Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Zoning Commissioner Date__March_10, 1986

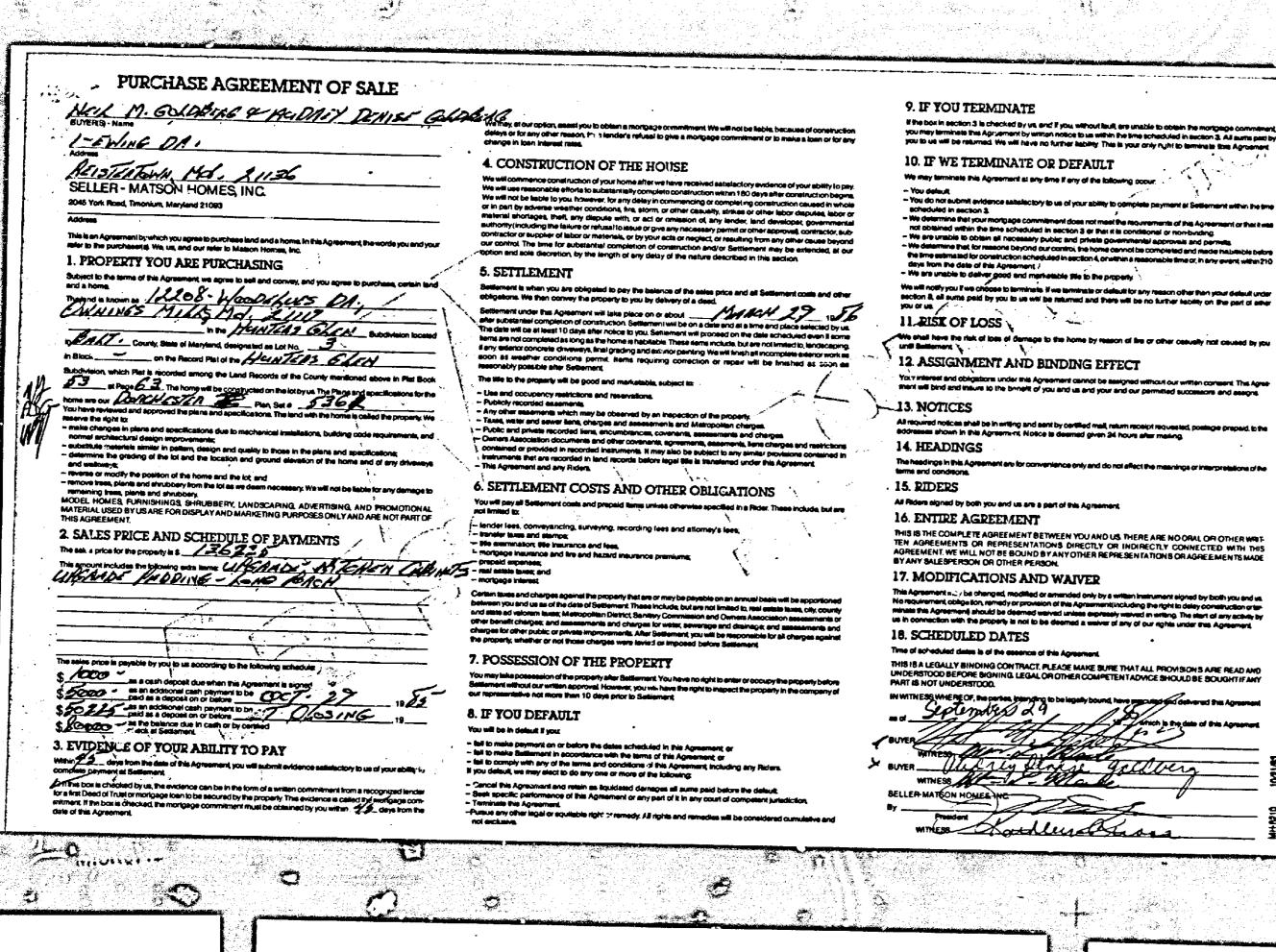
Norman E. Gerber, AICP, Director FROM Office of Planning and Zoning

SUBJECT Zoning Petition No. 86-363-SpH, 86-360-A, 86-361-A, and 86-362-A

There are no comprehensive planning factors requiring comment

NEG:JGH:sim

Enclosed please find sale agreement for house at 12208 Woodelves Drive, otherwise known as Lot 3, Hunters Glen Subdivision, MATSON HOMES Inc. This should satisfy the requirements remaining for Item #250, request for variance on this property. If there is further documentation



The Riders included hereunder which have been signed by both Seller and Buyer(s). shall be a part of the Agreement of Sale dated 2011 19 3 between Matson Homes, Inc. (Seller) and 14-141/13 N - Cold Bayer 5 PLANS AND SPECIFICATIONS RIDER The Buyers acknowledge that they have reviewed abc approved the plans and specifications for the Buyers and Buyers Buyers all defendance golden. SELLER-MATSON HOLY SINCE RECEIPT OF WARRANTY RIDER Buyer ecknowledges that Seller has provided Buyer with access to and has made available to Buyer copies of all written warranties on consumer products which may be installed in the house to be constructed, as the term consumer products is defined in Title 15 U.S.C., Section 2801 and part 702 of the Federal Trade Commission Rules in Tille 15 U.S.C. Section 2801 and part 702 of the Federal Trade Commission Rules and Regulations under the Magnusco-Moss Warranty Act, prior to the execution of this Agreement. Buyer further eclopowedges that they have bed sufficient opportunity to review such warranties to the execution of the contents of such writing warranties.

[BUYER: [Buyer SELLER MATSON HOMES INC HOME OWNERS WARRANTY RIDER Seller ay to make evailable to Buyer at Settlement the HQW (Horse Dwner Warranty Corporation was available by Duyer at Softenine in the Corporation was a softenine of the Corporation of the Corporati SELLER, MATSON HOMES INC CLOSING COST-RIDER (including but not limited to, mortgage insurance premiums, prepaid fire and hazard insurance, prepaid real estate taxes, prepaid interest on the mortgage and lender) Seller agrees to pay the following closing costs: BUYER ____ BUYER ___ SELLER-MATSON HOMES, INC.

2045 York Road Timonium, Maryland 21093

FHA RIDER

A The undersigned agrees that the loan on the Property shall bear the maximum rate permissible under the FHAVA regulations at the time of settlement. In the event an increase in the interest rate is authorized by FHA and/or VA before the mortgage on the property is settled, the loan shall bear the maximum interest rate authorized FHA or VA and Buyer agrees to execute any loan documents required to effect such increase in the interest rate, but in-no event will the mortgage close at any interest rate less than that reflected by the FHAVA commitment. B. "It is expressly agreed that, notwithstanding any other provisions of the Agreement, the Buyer shall not be obligated to complete the purchase of the property described heroin or to incur any penalty by forfeiture of earnest money deposits by otherwise unless the Seller has delivered to the Buyes a written statement issued by the Federal Housing Commissioner setting forth the appraised value of the property (excluding closing costs) of not less than \$ ______ which statement the Seller hereby agrees to deliver to the Broyer promptly after such appraised value statement

C. The Buyer shall, however, have the privilege and option of proceeding with the consummation of the Agreement without regard to the amount of the appraised valuation made by the Federal Housing Commissioner. The appraised valuation is arrived to determine the maximum mortgage the Department of Housing and Urban Development will insure, HUD does not warrant the value or the condition of the process. perty. The Buyer should satisfy himself herself that the price and the condition of the property is "acceptable."

BUYER SELLER-MATSON HOMES, INC.

FHA-VA CONTINGENCY RIDER

Buyer acknowledges that the development in which the property is located, the residences to be constructed therein and the participant lot and house purchased by Buyer have not been approved by the VA or FHA for VA or FHA approved or sponsored loans, and, therefore, at the time of the signing of this Agreement, the Property being sold by Seller to Buyer does not qualify for FHA or VA timencing. In the event that Seller does not obtain VA or FHA approval of the subdivision or the type of house being sold within sixty (60) days from the date of the Agreement of ype or notice being suid within sorry (our days many the date or the Agreement or Sale so that the residence which is the subject of this Agreement will qualify for VA or FHA financing. Seller shall have the right to terminate this Agreement by notifying Buyer of Seller's termination, by the event of such termination, Seller shall return to

Buyer all deposit monies paid by Buyer to Seller, and neither party shall have any further or other liability to the other under the Agreement of Sale. By signing this Rider, Buyer signifies its consent to Seller's sole right of termination. SELLER-MATSON HOMES, INC.

VA RIDER A Buyer has indicated his intention to apply for a Veterant's Administration (V/ Guaranteed Loan at the Maximum rate which the VA will allow a lender to charge a Guaranteed Loan at the Maximum rate which the VA will allow a lender to charge a veteran borrower. Buyer agrees to obtain mortgage approval from a lender acceptable to Matson and from the VA within the time scheduled in Section 3 of the Agreement. Provided that VA financing was obtainable, failure to secure approval in the time specified shall be considered to be a default by the Buyer under Section 8 of the Agreement. If such financing cannot be obtained: Buyer shall nut be deemed to be in default of the Agreement under Section 8.

B. It is expressly agreed, notwithstanding any other provisions of this Agreement, that Buyer shall not incur any penalty by forfeiture of earnest money or otherwise or be obligated to complete the purchase of the property described herein, if the sales price of the Property exceeds the researchle value of the property established by the Vetorans Administration. Buyer shall, however, have the providing and option of property with the coordinate of the American state of the property and price of the property established by the Vetorans Administration. proceeding with the consummation of the Agreement without regard to the amount of reasonable value established by the VA. C. The substitution of materials as provided for in Section 1 of the Agreement shall be

subject to the approval of the Veterans Administration and Buyer in accordance with Veterans Administration regulations. Except for such substitution, the nome will be built in accordance with the plane and specifications as submitted to the VA. D. If the home is not completed in one year from the date of the Agreement of Sale due to causes not the fault of the Buyer, this Agreement may be terminated by either Buyer or Seller, and, in the event of such termination, both Buyer and Seller shall be released from all obligations hereunder. In such case, Seller will return to Buyer all money paid under this Agreement

It is understood that all earnest money and other cash payments made by the Buyer shall be deposited in a special trust account as required by 38 U.S.C. Section BUYER ____

SELLER-MATSON HOMES, INC. FLAG LOT RIDER

County, State of Contain other lots. If such Declaration of Easement has not been so recorded pror to the date hereof, Buyer agrees that the same may contain such reasonable provisions as in the Inception of Easement has not been so recorded provisions as in the Inception of Easement has not been so recorded provisions as in the Inception of Easement has not been so recorded provisions as in the Inception of Easement has not been so recorded provisions.

visions as to the location of easements in the property purchased herrunder and actioning lots and the sharing of costs of maintenance thereof among Buyer and other lot owners as Seller shall determine.

SELLER-MATSON HOMES UNC

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE February 26, 1986

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

MEMBERS

Bureau of

Engineering

Bureau of

industrial

Development

Department of

Traffic Engineering

State Roads Commissio

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

from the desk of

1 Ewing Drive Reisterstown, Maryland 21136

Dear Mr. Goldberg:

the requested zoning.

scheduled accordingly.

Enclosures

The Zoning Plans Advisory Committee has reviewed the plans sub-

mitted with the above-referenced petition. The following comments

are not intended to indicate the appropriateness of the zoning action

requested, but to assure that all parties are made aware of plans or

problems with regard to the development plans that may have a bearing

on this case. The Director of Planning may file a written report with

the Zoning Commissioner with recommendations as to the suitability of

Enclosed are all comments submitted from the members of the

petition. If similar comments from the remaining members are received,

I will forward them to you. Otherwise, any comment that is not inform-

for filing on the date of the enclosed filing certificate and a hearing

ative will be placed in the hearing file. This petition was accepted

Very truly yours,

Zoning Plans Advisory Committee

MAMES E. DYER

Chairman

Committee at this time that offer or request information on your

RE: Item No. 250 - Case No. 86-361-A Petitioner - Matson Homes, Inc. Variance Petition

Zoning Commissioner County Office Bulling Towson, Maryland 21704

MARCH 3, 1986

NORMAN E. GERBER

Mr. Arnold Jablon

BALTIMORE COUNTY
OFFICE C: HLANNING AND ZONING
TOWSON MARYLAND 21204

Re: Zoning Advisory Heeting of JANUARY 14, 1986

Property Owner: MATSON HOMES, INC. Location: W/S WOODELVES RO. 190'S. OF & OF LONG LOKE DRIVE

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

(X)There are no site planning factors requiring comment. There are no site planning factors requiring comment.
 A County Review Group Meeting is required.
 A County Review Group meeting was held and the minutes will be forward by the Sureau of Public Services.
 This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract. Subdivision. The plan must show the entire tract.

A record plat will be required and must be recorded prior o issuance of a building permit.)The access is not satisfactory.)The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.

This property contains soils which are defined as wetlands, and)This property contains soils which are defined as wetlands, and development on these soils is prohibited.
)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development Regulations.
()Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
()The amended Development Plan was approved by the Planning Board On

)Landscaping: Must comply with Baltimore County Landscape Manual.

)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

Intersection as defined by Sill 173-79, and as conditions change are re-evaluated annually by the County Council. Additional connents:

A CORY OF THE FINAL DEVELOPMENT PLENWITH

THE AMENDMENT ADDED SHOULD BE SUBMITTED.

ec: James Hoswell

Eugene A. Bober Chief, Current Planning and Development



PAUL H. REINCKE CHIEF

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Matson Homes, Inc.

Location:

WS Woodelves Road, 190' S of centerline of Long Lake Drive Item No.: 250 Zoning Agenda: Meeting of !-14-86

Centlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() l. Fire hydrants for the referenced property are required and shall be located at intervals or ______feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site. () 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(χ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time. REVIEWER 11 Coeff Telly 1-13-86 Approved: Fire Prevention Bureau Special Inspection Division

DEPARTMENT OF PERMITS & LICENSES BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LI
TOWSON, MARYLAND 21204

February 11. 1986

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204

Comments on Item # 250 Zoning Advisory Committee Meeting are as follows: Matson Homes, Inc.

W/S Woodelves Road, 190' S of c/l of Long Lake Drive Districts APPLICABLE ITEMS ARE CIRCLED:

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.H.S.I. #117-1 - 1980) and other applicable Codes and Standards. B) A building and other mis callaneous permits shall be required before the start of any construction.

C. Residentials Two sets of construction drawings are required to file a permit application. The seal of a registered in Haryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit syplication. Reproduced easls are not acceptable.

NOTE:

All Tee Groupe except E-i Single Penily Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to am interior lot line. B-i Dee Groupe require a one hour wall if closer than 3'-0 to am interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 11:07, Section 11:06.2 and Table 11:02. No openings are permitted in en

F. The structure does not appear to comply with Table 505 for paraissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) ______ of the Baltimore County Building Code.

E. When filing for a required Change of Use/Cocupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plane indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Haryland Architectural or Engineer seals are usually required. The change of Use Groupe are from Use to Use or Direction of Use Bestion 112 of the Building Code.

I. The proposed project appears to be located in a Flood Flain, fidal/Riverine. Flease see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Sits plans shall show the correct clavations above sea level for the lot and the finish floor levels including basement.

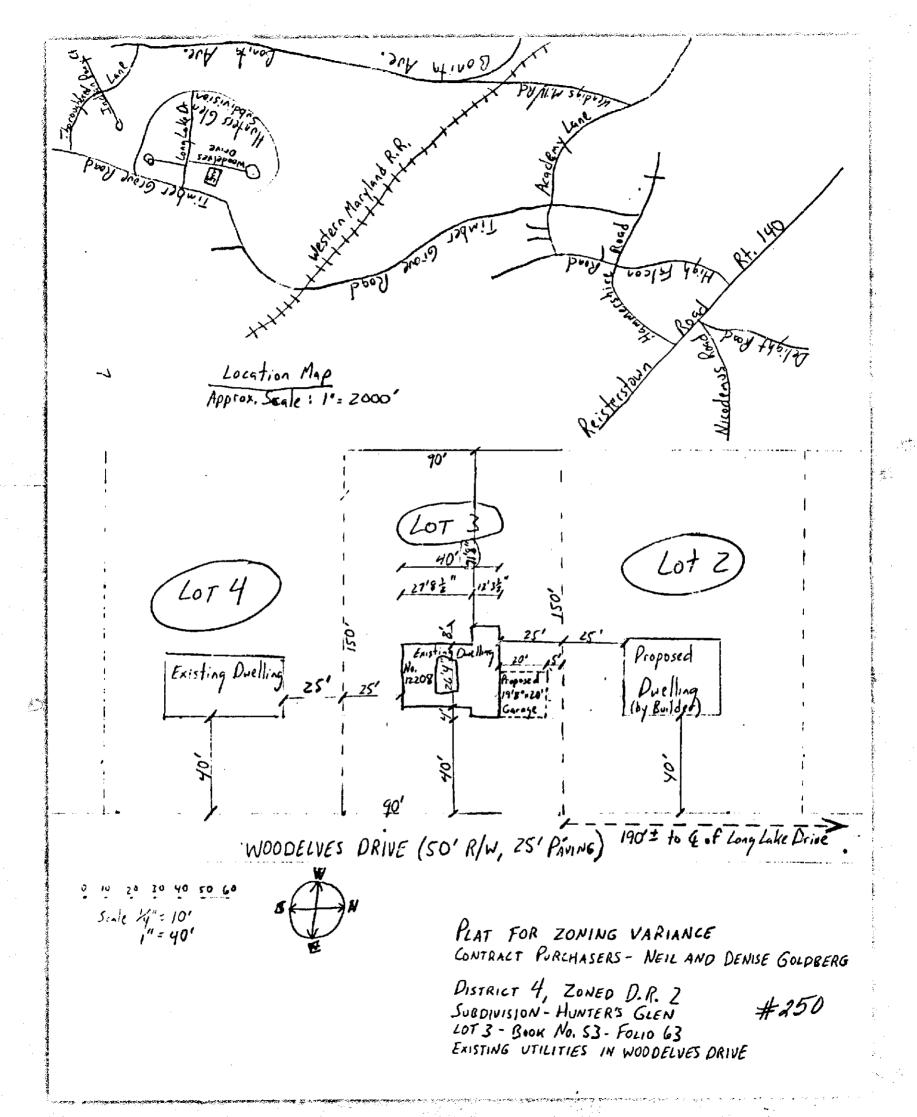
J. Commercter

E. These abbreviated comments reflect only on the information provided by the drawings submitted to the Off.ce of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Ecom 122 of the County Office Building at 11.

W. Chesapeake Avenue, Towson, Maryland 2.20%

Marks & Sundan.

Bi C. E. Burnham, Chief
Building Flans Houses



Granteel PETITION FOR ZONING VARIANCE JP NW 15 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2.C.4 to permit a minimum side yard setback of 5' instead 11W15 1 of the required 15', and to amend the Third Amended Final Development Plan of of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) PETITION FOR ZONING VARIANCE The house being built on Lot #3 on enclosed plat was supposed to be placed 10 feet left of its present location. The builders, Matson Homes, Inc. simple \(\subseteq \) 4th Election District RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER forgot to do this, leaving only 25 feet on the right side of the building. We are planning the addition of a 20 foot garage, and had the builder placed the W/S Woodelves Rd., approx. 190' S of C/L of Long Lake OF BALTIMORE COUNTY Dr. (12208 Woodelves Rd.) foundation in the correct position, we would have had no trouble staying within the prescrited county code for this subdivision of 15 feet from building to the 4th District property line. However, the foundation is set, and the garage addition will MATSON HOMES, INC., reach to within only 5 feet of the property line. : Case No. 86-361-A Petitioner West Side of Woodelves Road, approximately 190 feet of the Centerline Property is to be posted and advertised as prescribed by Zoning Regulations. of Long Lake Drive (12208 Woodelves Road) ::::::: I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. DATE AND TIME: Monday, March 24, 1986, at 10:00 a.m. ENTRY OF APPEARANCE PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Please enter the appearance of the People's Counsel in the above-Towson, Maryland I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property captioned matter. Notices should be sent of any hearing dates or other The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and which is the subject of this Petition. Regulations of Baltimore County, will hold a public hearing: proceedings in this matter and of the passage of any preliminary or Petition for Zoning Variance to permit a minimum side yard setback of Contract Purchaser: Legal Owner(s): 5 feet in lieu of the required 15 feet and to amend the Third Amended final Order. Matson Homes. Inc. Final Development Plan of Hunter's Glen Phyllis Cole Friedman 1 Ewing Drive People's Counsel for Baltimore County (Type or Print Name) Reisterstown, Maryland City and State Attorney for Petitioner Peter Max Zimmerman Deputy People's Counsel Being the property of Matson Homes, Inc. Room 223, Court House plan filed with the Zoning Office. Towson, Maryland 21204 494-2188 In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period Name, address and phone number of legal owner, con-I HEREBY CERTIFY that on this 3rd day of March, 1986, a copy for and cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. of the foregoing Entry of Appearance was mailed to Matson Homes, Inc., Neil Goldberg BY ORDER OF 2045 York Road, Timonium, MD 21093, Petitioner; and Mr. Neil Goldberg, Attorney's Telephone No.: ARNOLD JABLON 1 Ewing Dr. Reisterstown, Md. (301)526-6680 1 Ewing Dr., Reisterstown, MD 21136, Contract Purchaser. ZONING COMMISSIONER OF BALTIMORE COUNTY ORDERED By The Zoning Commissioner of Baltimore County, this __19th_____ day of <u>Pebruary</u>, 19 86, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Admore County, that property be posted, and that the public hearing be had before the Zoning Compressioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore Max lumano Peter Max Zimmerman Zoning Commissioner of Baltimore County. December 30, 1985 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 Mr. and Mrs. Neil Goldberg 1 Ewing Drive Reisterstown, Maryland 21136 Zoning Commissioner ARNOLD JABLON Baltimore County JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER ZONING COMMISSIONER Office of Planning and Zoning 111 W. Chesapeake Avenue Rm. 113 CERTIFICATE OF PUBLICATION CERTIFICATE OF PUBLICATION Towson, Maryland 21204 March 12, 1986 PETITION POR *
ZOHING INFLANCE
4th Einstein Debtol To Whom It May Concern: The following paragraph will constitute the Zoning Description required by the County of Baltimore in applying for a variance to the property at 12208 Woodelves Road, Owings Mills, Md. 21117. LOCATION: West Side of Meetakes Rossi, appresimantly 199 feet of the Centerine of Long Lake Drive (12209 Woodekes Rosd) DATE AND TIME: Monday, Mench 24, 1998, at 10-100 a.m.
PUBLIC MEARING: Room 106, County Ottos Building, 111 W Chesquete Avenue, Toward, Meryland Mr. Neil Goldberg Matson Homes, Inc. THIS IS TO CERTIFY, that the annexed advertisement was 1 Ewing Drive OCATION: West Side of THIS IS TO CERTIFY, that the annexed advertisement was LOCATION: West Side of Woodsives Read, approximately 190 feet of the Carterine of Long Lake Drive (12206 Wordsives Road) DATE AND TIME Monday, March 24, 1906, as 10:00 a.m. PUBLIC HEARING: Knem 106, Casany Office Building, 111 W. Chesapeake Avenue, Towson, Maryland Reisterstown, Maryland 21136 sublished in the TOWSON TIMES, a weekly newspaper printed Beginning on the **West** side of Woodelves Road, 90 feet wide, at the distance of approximately 190 feet south of the centerline of Long Lake Drive. Being Lot 3, in the subdivision of Hunter's Glen. published in THE JEFFERSONIAN, a weekly newspaper printed The Zoning Commissioner of Bulli-more County, by authority of the RE: PETITION FOR ZONING VARIANCE and published in Towson, Baltimore County, Md., appearing on W/S Woodelves Rd., approx. 190' of the c/1 of Zoning Act and Requisitions of Bea Riore County, will hold a public hea and published in Towson, Baltimore County, Md., appearing on Book No. 53, Folio 63. Also known as 12208 Woodelves Road in the Long Lake Drive (12208 Woodelves Rd.) March 5 , 19 86 4th Election District. Position for Zoning Variance to permit a random mice year set-ted of 5 lest in face of the re-quired 15 lest and to amount the Third Amended Finel Develop-ment Plan of Hunter's Glon March 6 The Zoning Commissioner of Balti-more County, by authority of the Zon-ing Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variance to per-4th Election District Any further information required will be supplied at your request. Matson Homes, Inc. - Petitioner Case No. 86-361-A Being the property of Metson Hones, Inc., is shown on plat plan Bud with the Zorring Office. In the confer that this Petition(s) is connect, a laudion. TOWSON TIMES, THE JEFFERSONIAN, Dear Mr. Goldberg: amend the Third Anousled Fine! De-tered the Third Anousled Fine! De-velopment Plan of Hunts, Glan. Being the property of Matson. Homes, Inc., as shows on plat plan-filed with the Zoning Office. In the event that this Petition(s) is or was event that the Politicn(s) is praised, a building serrist may be itsued within the think (30) day appeal period. The Zoning Commissioner will, however, untertain any request for a sitty of the teatments of each parmit during this period for good cause shows, that request must be scienced in writing by the date of the hearing out above ar much at the hearing. This is to advise you that \$68.00 is due for advertising and posting of the above property. This fee must be paid before an is due for advertising granted, a building permit may be sensed within the thirty (30) day appeal period. The Zoning Commissioner will, however, emercus my request for THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. a stay of the issuance of said permit BY ORDER OF AFRICA JABLON SOME COMMERCANER OF SALTMONE GOLARTY during this period for good cause shown. Such request must be received Cost of Advertising in writing by the date of the hearing set above or made at the hearing.

By Order Of ARNOLD JABLON,

Zoning Commessioner of Bultimore County Do not remove sign from property from the time it is placed by 149-11781 New \$ *** this office until the day of the hearing itself. 24.75 re County, Maryland, and remit BALTIMORE COUNTY, MARYLAND Ilding, Towson, Maryland CERTIFICATE OF POSTING OFFICE OF FINANCE - REYENUE DIVISION MISCELLANEOUS CASH RECEIPT SIGN & FUST TO BE
SIGN & FUST TO BE
SIGN & FUST TO BE
MOUNT \$ 68.00 Variance Location of property. W/S of Wordslives Port approx 196' outh Alvertising & Posting re Case #86-361-A B B 550***** 6600: a 5242F an fant of 12208 Wordelines Road 3-7-86 Number of Signe:

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would xxxxx February 21, 1986 Mr. Neil Goldberg Matson Homes, Inc. result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of 1 Ewing Drive Reisterstown, Maryland 21136 the variance(s) requested with/will not adversely affect the health, safety, and general welfare of the community, the variance and amendment should be granted. NOTICE OF HEARING Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26 RE: PETITION FOR ZONING VARIANCE day of March, 19 86, that the Petition for Zoning Variance to permit a W/S Woodelves Rd., approx. 190' of the c/ of Long Lake Drive minimum side yard setback of 5 feet in lieu of the required 15 feet and, addi-(12208 Woodelves Rd.) 4th Election District tionally, the amendment to the Third Amended Final Development Plan of Hunter's Matson Homes, Inc. - Petitioner Case No. 86-361-A Glen be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions: Monday, March 24, 1986 1. The variance must be utilized within three years from PLACE: Room 106, County Office Building, 111 West Chesape the date of this Order, or 1 the Petitioner fails to utilize or transfer the property to a third party be-Avenue, Towson, Maryland fore the termination of said period, the variance shall become null and void. 2. The proposed garage shall conform aesthetically to the existing house. 3. The existing driveway may be expanded to permit no more than a two-car width, except for the parking area at the house which may be expanded to provide a minimum area necessary for maneuverability into the garage. 4. The Petitioner, by Neil Goldberg, may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property No. 016174 BALTIMORE COUNTY, MARYLAND to its original condition. OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Matson Homes, F.1. fre bicken 200 Hoban VALIDATION OR SIGNATURE OF CASHIER I David Berman have purchased the of 12208 Woodelres On house addition of @ THAT ANY DEIVE WAY USED OR BUILT IN CONTUNCTION WITH THE PRUPOSED GARAGE BE NO WIDER THAN A STANDARD 18FT WIDE two our garage. I understand 12208 wants to TWO CAR DRIVE WAY AND LEAD DIRECTLY TO THE GARAGE BOOR AND PERPENDICULAR TO THE STREET. ANY EXISTING convert their one can garage into an office. DRIVE WAY NOT CONFORMING TO THIS AFTER THE PROPOSED GARAGE IS BUILT WILL BE REMOVED AND GRASS PLANTED The addition of this there can garage would IN ITS PLACE. 3 THAT THE CONVERTED EXISTING GARAGE TO OFFICE HAVE come at a leter time (apport e yrs). I INSTALLED FRENCY DOORS WERE THE GARAGE DOUR'IS PRESENTLY THE PROPOSED OFFICE IS AGREED TO BE USED AS A thought county regulations impose a criteria of PRIVATE OFFICE ONLY AND NOT FOR BUSINESS OR COMMITRICIAL 15 ft from your proporty line. Their proposal @ THAT NO FENCE BE EXECTED ALONG THE PROPERTY BORDINGS BETWEEN LOTS 344 OR 243 IN THE HUNTERS GUEN DEVILOPMENT AS THIS WOULD ONLY EMPHASIS THE FACT THAT THE HOUSE IS NOT CENTERED ON THE LOT AND FURTHER CONTRIBUTE If 12208 Woodelres On get approval TO THE CLOSED IN FRELING CAUSED BY BUILDING A BUILDING SO CLOSE TO THE PROPERTY LINE. I would like do impose restrictions. (1) Genty 3) THAT THE PROPERTY VARIANCE EL. 361 A IF APPRINED BE NULL AND VOID IF THE PROPERTY ON LUT #375 SULD approval (2) Same color aluminum siding and OR TRANSFERRED IN AMY WAY THAT THE VARIANCE EG. 361 A IS APRIED FOR THE SOUR PURASTE OF BUILDING A TWO CAR GARAGE 1 THAT WE HAVE THE RIGHT TO REVIEW PLANS PRIOR BUILDING PERMITS BEING APPLIED FOR. 4 B Childe 3/2/06 DATE B. CHELDEN - OWNERS LOT #4 COLORS 3/4/80 HUNTERS GUAN DEVELOPMENT HELEN E. CHELDEN BACTIMORE COUNTY

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PRODUCTIONS An International Sports and Entertainment Promotional Fire February 6, 1986 Mr. James E. Dyer Zoning Supervisor Baltimore County Office Building Room #113 111 W. Chesapeake Blvd. Towson, MD. 21204 Dear Mr. Dyer, On December 30, 1986, I applied for a zoning variance for the structure being built on Lot #3 by Matson Homes, Inc. in the new Hunter's Glen Subdivision in Owings Mills, Md. This property, also known as 12208 Woodelves Drive is a house which my wife and I are presently the contract purchasers, and on or about March 21, 1986 we will have final closure. The item number for this application is #250. The reason for this letter is to request that, if at all possible, we may be scheduled for a hearing the week of March 17, 1986 and receive a determination on our request prior to moving in. The decision of the county will in no way affect the contractual agreement between ourselves and Matson Homes, Inc., however, what improvements are to be made to the property once it is in our possession will depend greatly on what is decided at the aforementioned hearing. If it is impossible to schedule us prior to the 21st of March, we will understand, bureaucracy, after all, does occasionally work a bit slower than the average person might like. We appreciate all your help in this matter, and do look forward

Steve Simons Productions

MR. ARNOO JABLON ZONING COMMISSIONER BACTIMORE COUNTY III CHESAPEKE AVE. Touson, Md. DEAR MR. JABLON: THE FOLLOWING COMMENTS ARE REGARDING ZONING VARIANCE 86.361.A, LOT #3, HUNTERS GLEN DEVELOPMENT IN BALTMORE COUNTY. IT IS UNDERSTOOD THAT THE PURPOSE OF THE SAID VARIANCE IS TO PROVIDE A SIDE PROPERTY SET BACK FROM 15 TO BET. IT IS FURTHER UNDERSTOOD THAT IF THE VARIANCE IS APPROVED THAT THE OUWERS PLAN TO BUILD A TWO CAR GARAGE, ATTACHED TO THE EXISTING BUILDING. PLEASE LET IT BE UNDERSTOOD THAT MY WIFE AND I ARE STRICTLY AGAINST THE UNCONDITIONAL APPROVAL OF THIS VARIANCE BECAUSE IT IS FELT THAT IF ALLOWED TO BE BUILT WITHOUT ANY LIMITS OR PESTRICTIONS THE RESULTING STRUCTURE COULD BE DETRIMENTAL TO THE VALUE OF OUR ADTACENT PROPERTY AND THE COMMUNITY WE THEREFORE AGREE TO THIS VARIANCE ONLY IF THE OWNERS OF LOT # 3 AGREE TO THE FOLLOWING RESTRICTIONS CONSITIONS BEING ADDED TO THE APPLIED FOR VARIANCE. O THAT THE TWO CAR GARAGE PROPOSED ADDITION BE ATTACHED TO THE EXISTING HOUSE AND CONSTRUCTED IN SUCH A WAY THAT IS CONSISTENT IN ARCHITECTURE, BUILDING MATERIALS, COLOR SELECTION & QUALITY OF WURK MANSHIP TO THE EXISTING BUILDING ON LOT #3 AIN THE HUNTERS GLEN DEVELOPMENT OF BALTMORE COUNTY AND TO THE OTHER BULDINGS IN THE HUNTERS GLEN DEMICOPMENT

12206 UBODRURS DR. LOT#4

000065 mices, md. 21117

301-356-4754

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Home Office: 280 South Beverly Drive, Suite 309 • Beverly Hills, California 90212 • (213) 275-7096 East Coast Office: 1 Ewing Drive • Reisterstown, Maryland 21136 • (301) 526-6680

to hearing from your office one way or another prior to our closing

Regards,

Neil Goldberg

Vice President

date. Again, thank you for your cooperation.

Your petition has been received and accepted for filing this the day of February, 1986.

Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Zoning Commissioner Date__March_10, 1986

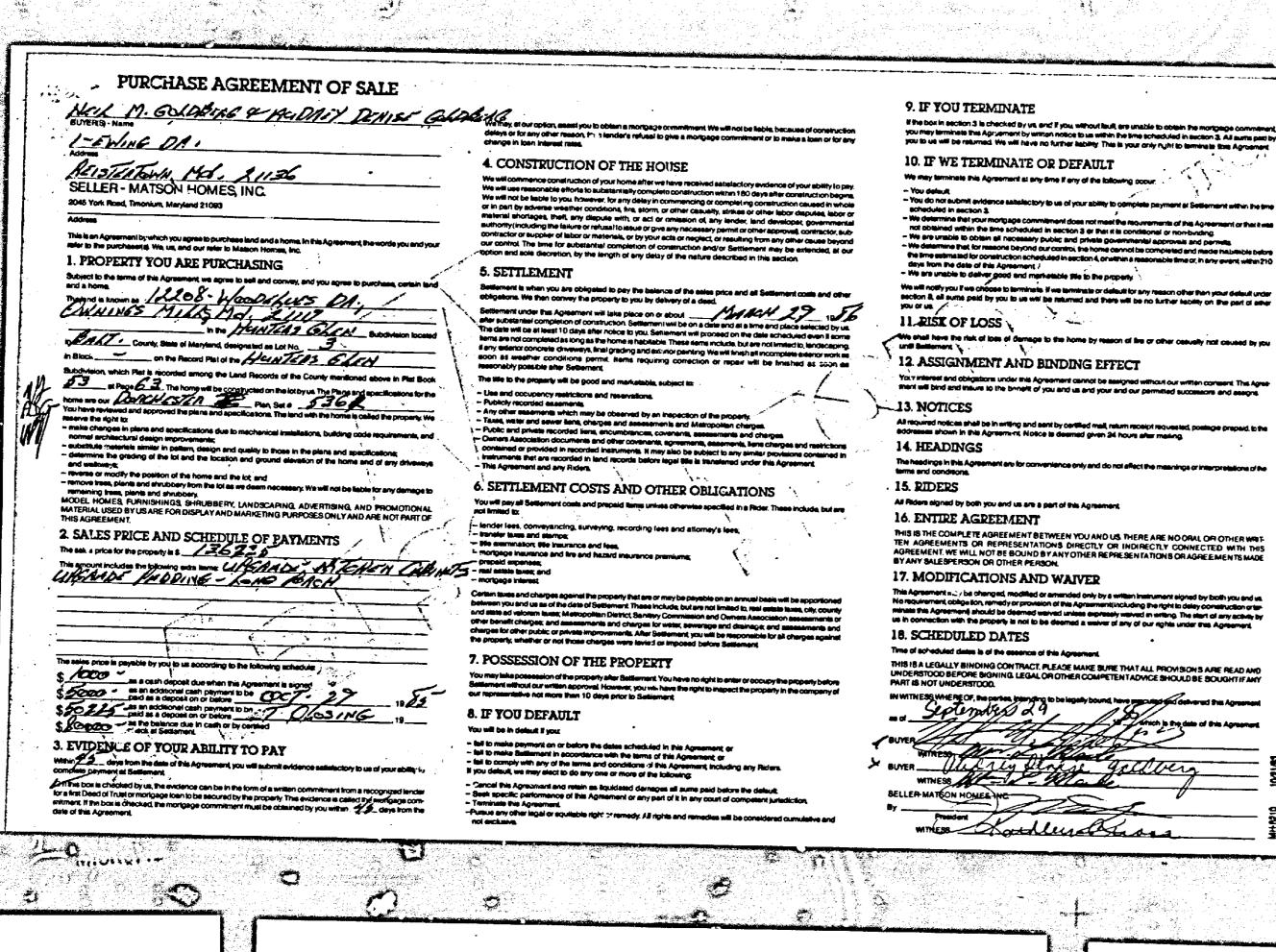
Norman E. Gerber, AICP, Director FROM Office of Planning and Zoning

SUBJECT Zoning Petition No. 86-363-SpH, 86-360-A, 86-361-A, and 86-362-A

There are no comprehensive planning factors requiring comment

NEG:JGH:sim

Enclosed please find sale agreement for house at 12208 Woodelves Drive, otherwise known as Lot 3, Hunters Glen Subdivision, MATSON HOMES Inc. This should satisfy the requirements remaining for Item #250, request for variance on this property. If there is further documentation



The Riders included hereunder which have been signed by both Seller and Buyer(s). shall be a part of the Agreement of Sale dated 2011 19 3 between Matson Homes, Inc. (Seller) and 14-141/13 N - Cold Bayer 5 PLANS AND SPECIFICATIONS RIDER The Buyers acknowledge that they have reviewed abc approved the plans and specifications for the Buyers and Buyers Buyers all defendance golden. SELLER-MATSON HOLY SINCE RECEIPT OF WARRANTY RIDER Buyer ecknowledges that Seller has provided Buyer with access to and has made available to Buyer copies of all written warranties on consumer products which may be installed in the house to be constructed, as the term consumer products is defined in Title 15 U.S.C., Section 2801 and part 702 of the Federal Trade Commission Rules in Tille 15 U.S.C. Section 2801 and part 702 of the Federal Trade Commission Rules and Regulations under the Magnusco-Moss Warranty Act, prior to the execution of this Agreement. Buyer further eclopowedges that they have bed sufficient opportunity to review such warranties to the execution of the contents of such writing warranties.

[BUYER: [Buyer SELLER MATSON HOMES INC HOME OWNERS WARRANTY RIDER Seller ay to make evailable to Buyer at Settlement the HQW (Horse Dwner Warranty Corporation was available by Duyer at Softenine in the Corporation was a softenine of the Corporation of the Corporati SELLER, MATSON HOMES INC CLOSING COST-RIDER (including but not limited to, mortgage insurance premiums, prepaid fire and hazard insurance, prepaid real estate taxes, prepaid interest on the mortgage and lender) Seller agrees to pay the following closing costs: BUYER ____ BUYER ___ SELLER-MATSON HOMES, INC.

2045 York Road Timonium, Maryland 21093

FHA RIDER

A The undersigned agrees that the loan on the Property shall bear the maximum rate permissible under the FHAVA regulations at the time of settlement. In the event an increase in the interest rate is authorized by FHA and/or VA before the mortgage on the property is settled, the loan shall bear the maximum interest rate authorized FHA or VA and Buyer agrees to execute any loan documents required to effect such increase in the interest rate, but in-no event will the mortgage close at any interest rate less than that reflected by the FHAVA commitment. B. "It is expressly agreed that, notwithstanding any other provisions of the Agreement, the Buyer shall not be obligated to complete the purchase of the property described heroin or to incur any penalty by forfeiture of earnest money deposits by otherwise unless the Seller has delivered to the Buyes a written statement issued by the Federal Housing Commissioner setting forth the appraised value of the property (excluding closing costs) of not less than \$ ______ which statement the Seller hereby agrees to deliver to the Broyer promptly after such appraised value statement

C. The Buyer shall, however, have the privilege and option of proceeding with the consummation of the Agreement without regard to the amount of the appraised valuation made by the Federal Housing Commissioner. The appraised valuation is arrived to determine the maximum mortgage the Department of Housing and Urban Development will insure, HUD does not warrant the value or the condition of the process. perty. The Buyer should satisfy himself herself that the price and the condition of the property is "acceptable."

BUYER SELLER-MATSON HOMES, INC.

FHA-VA CONTINGENCY RIDER

Buyer acknowledges that the development in which the property is located, the residences to be constructed therein and the participant lot and house purchased by Buyer have not been approved by the VA or FHA for VA or FHA approved or sponsored loans, and, therefore, at the time of the signing of this Agreement, the Property being sold by Seller to Buyer does not qualify for FHA or VA timencing. In the event that Seller does not obtain VA or FHA approval of the subdivision or the type of house being sold within sixty (60) days from the date of the Agreement of ype or notice being suid within sorry (our days many the date or the Agreement or Sale so that the residence which is the subject of this Agreement will qualify for VA or FHA financing. Seller shall have the right to terminate this Agreement by notifying Buyer of Seller's termination, by the event of such termination, Seller shall return to

Buyer all deposit monies paid by Buyer to Seller, and neither party shall have any further or other liability to the other under the Agreement of Sale. By signing this Rider, Buyer signifies its consent to Seller's sole right of termination. SELLER-MATSON HOMES, INC.

VA RIDER A Buyer has indicated his intention to apply for a Veterant's Administration (V/ Guaranteed Loan at the Maximum rate which the VA will allow a lender to charge a Guaranteed Loan at the Maximum rate which the VA will allow a lender to charge a veteran borrower. Buyer agrees to obtain mortgage approval from a lender acceptable to Matson and from the VA within the time scheduled in Section 3 of the Agreement. Provided that VA financing was obtainable, failure to secure approval in the time specified shall be considered to be a default by the Buyer under Section 8 of the Agreement. If such financing cannot be obtained: Buyer shall nut be deemed to be in default of the Agreement under Section 8.

B. It is expressly agreed, notwithstanding any other provisions of this Agreement, that Buyer shall not incur any penalty by forfeiture of earnest money or otherwise or be obligated to complete the purchase of the property described herein, if the sales price of the Property exceeds the researchle value of the property established by the Vetorans Administration. Buyer shall, however, have the providing and option of property with the coordinate of the American state of the property and price of the property established by the Vetorans Administration. proceeding with the consummation of the Agreement without regard to the amount of reasonable value established by the VA. C. The substitution of materials as provided for in Section 1 of the Agreement shall be

subject to the approval of the Veterans Administration and Buyer in accordance with Veterans Administration regulations. Except for such substitution, the nome will be built in accordance with the plane and specifications as submitted to the VA. D. If the home is not completed in one year from the date of the Agreement of Sale due to causes not the fault of the Buyer, this Agreement may be terminated by either Buyer or Seller, and, in the event of such termination, both Buyer and Seller shall be released from all obligations hereunder. In such case, Seller will return to Buyer all money paid under this Agreement

It is understood that all earnest money and other cash payments made by the Buyer shall be deposited in a special trust account as required by 38 U.S.C. Section BUYER ____

SELLER-MATSON HOMES, INC. FLAG LOT RIDER

County, State of Contain other lots. If such Declaration of Easement has not been so recorded pror to the date hereof, Buyer agrees that the same may contain such reasonable provisions as in the Inception of Easement has not been so recorded provisions as in the Inception of Easement has not been so recorded provisions as in the Inception of Easement has not been so recorded provisions as in the Inception of Easement has not been so recorded provisions.

visions as to the location of easements in the property purchased herrunder and actioning lots and the sharing of costs of maintenance thereof among Buyer and other lot owners as Seller shall determine.

SELLER-MATSON HOMES UNC

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE February 26, 1986

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

MEMBERS

Bureau of

Engineering

Bureau of

industrial

Development

Department of

Traffic Engineering

State Roads Commissio

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

from the desk of

1 Ewing Drive Reisterstown, Maryland 21136

Dear Mr. Goldberg:

the requested zoning.

scheduled accordingly.

Enclosures

The Zoning Plans Advisory Committee has reviewed the plans sub-

mitted with the above-referenced petition. The following comments

are not intended to indicate the appropriateness of the zoning action

requested, but to assure that all parties are made aware of plans or

problems with regard to the development plans that may have a bearing

on this case. The Director of Planning may file a written report with

the Zoning Commissioner with recommendations as to the suitability of

Enclosed are all comments submitted from the members of the

petition. If similar comments from the remaining members are received,

I will forward them to you. Otherwise, any comment that is not inform-

for filing on the date of the enclosed filing certificate and a hearing

ative will be placed in the hearing file. This petition was accepted

Very truly yours,

Zoning Plans Advisory Committee

MAMES E. DYER

Chairman

Committee at this time that offer or request information on your

RE: Item No. 250 - Case No. 86-361-A Petitioner - Matson Homes, Inc. Variance Petition

Zoning Commissioner County Office Bulling Towson, Maryland 21704

MARCH 3, 1986

NORMAN E. GERBER

Mr. Arnold Jablon

BALTIMORE COUNTY
OFFICE C: HLANNING AND ZONING
TOWSON MARYLAND 21204

Re: Zoning Advisory Heeting of JANUARY 14, 1986

Property Owner: MATSON HOMES, INC. Location: W/S WOODELVES RO. 190'S. OF & OF LONG LOKE DRIVE

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

(X)There are no site planning factors requiring comment. There are no site planning factors requiring comment.
 A County Review Group Meeting is required.
 A County Review Group meeting was held and the minutes will be forward by the Sureau of Public Services.
 This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract. Subdivision. The plan must show the entire tract.

A record plat will be required and must be recorded prior o issuance of a building permit.)The access is not satisfactory.)The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.

This property contains soils which are defined as wetlands, and)This property contains soils which are defined as wetlands, and development on these soils is prohibited.
)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development Regulations.
()Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
()The amended Development Plan was approved by the Planning Board On

)Landscaping: Must comply with Baltimore County Landscape Manual.

)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

Intersection as defined by Sill 173-79, and as conditions change are re-evaluated annually by the County Council. Additional connents:

A CORY OF THE FINAL DEVELOPMENT PLENWITH

THE AMENDMENT ADDED SHOULD BE SUBMITTED.

ec: James Hoswell

Eugene A. Bober Chief, Current Planning and Development



PAUL H. REINCKE CHIEF

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Matson Homes, Inc.

Location:

WS Woodelves Road, 190' S of centerline of Long Lake Drive Item No.: 250 Zoning Agenda: Meeting of !-14-86

Centlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() l. Fire hydrants for the referenced property are required and shall be located at intervals or ______feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site. () 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(χ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time. REVIEWER 11 Coeff Telly 1-13-86 Approved: Fire Prevention Bureau Special Inspection Division

DEPARTMENT OF PERMITS & LICENSES BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LI
TOWSON, MARYLAND 21204 494-3610

February 11. 1986

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204

Comments on Item # 250 Zoning Advisory Committee Meeting are as follows: Matson Homes, Inc.

W/S Woodelves Road, 190' S of c/l of Long Lake Drive Districts APPLICABLE ITEMS ARE CIRCLED:

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.H.S.I. #117-1 - 1980) and other applicable Codes and Standards. B) A building and other mis callaneous permits shall be required before the start of any construction.

C. Residentials Two sets of construction drawings are required to file a permit application. The seal of a registered in Haryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit syplication. Reproduced easls are not acceptable.

NOTE:

All Tee Groupe except E-i Single Penily Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to am interior lot line. B-i Dee Groupe require a one hour wall if closer than 3'-0 to am interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 11:07, Section 11:06.2 and Table 11:02. No openings are permitted in en

F. The structure does not appear to comply with Table 505 for paraissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) ______ of the Baltimore County Building Code.

E. When filing for a required Change of Use/Cocupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plane indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Haryland Architectural or Engineer seals are usually required. The change of Use Groupe are from Use to Use or Direction of Use Bestion 112 of the Building Code.

I. The proposed project appears to be located in a Flood Flain, fidal/Riverine. Flease see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Sits plans shall show the correct clavations above sea level for the lot and the finish floor levels including basement.

J. Commercter

E. These abbreviated comments reflect only on the information provided by the drawings submitted to the Off.ce of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Ecom 122 of the County Office Building at 11.

W. Chesapeake Avenue, Towson, Maryland 2.20%

Marks & Sundan.

Bi C. E. Burnham, Chief
Building Flans Houses

